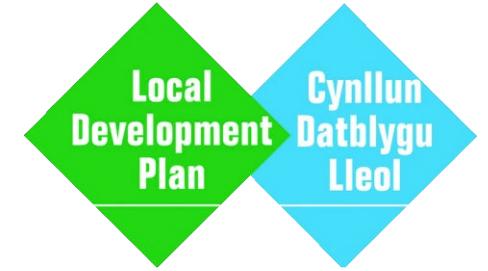


Model Farm

Planning application 2019/00871/OUT

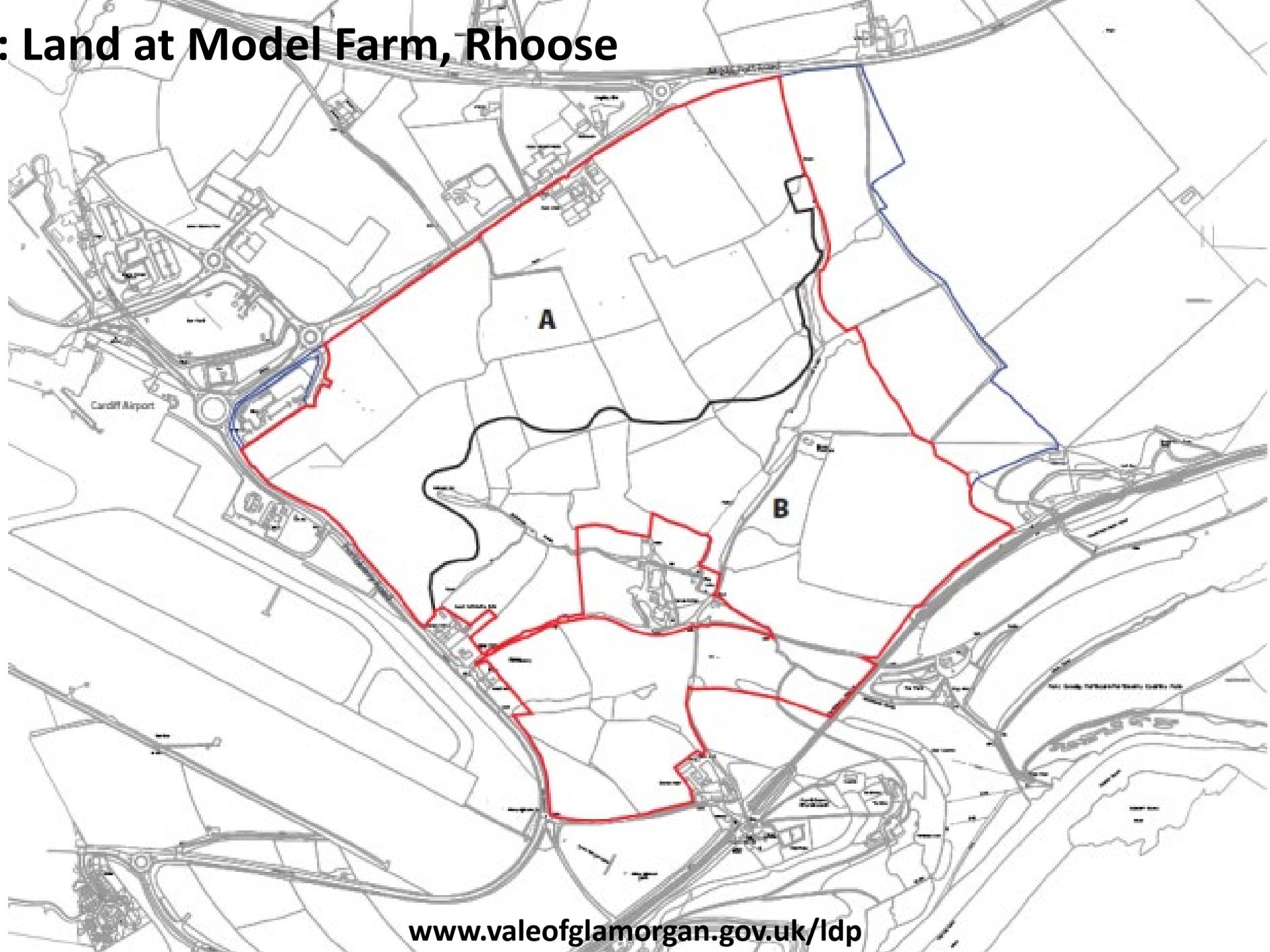
Introduction



This is a hybrid application

- **Outline planning permission for a 44.75 ha business park on the northern part of the site (shown as 'Area A'), with all matters reserved apart from access.**
- **Full planning permission for the change of use of the southern part of the site (shown as 'Area B') from agricultural land to recreational open space, to form an approximate 48 ha extension to Porthkerry Country Park.**

Site: Land at Model Farm, Rhoose



Legend:

Site Location

Highways

Adopted Highways

Public Rights of Way

Footpath

Restricted Byway

Planning

Existing Open Space Provision

Cemeteries and Churchyards

Public Parks and Gardens

Aircraft

Aviation Safeguarding Zone

Scheduled Monuments

Predictive ALC 2

3a

Ancient Woodland Inventory

Archaeology

Historic Event Record

Listed Buildings

Conservation Area

County Treasures

Historic Landfill

SSSI

Flood Zones

Surface Water Intermediate

Surface Water Minor

Surface Water Major

Zone B

Zone C2

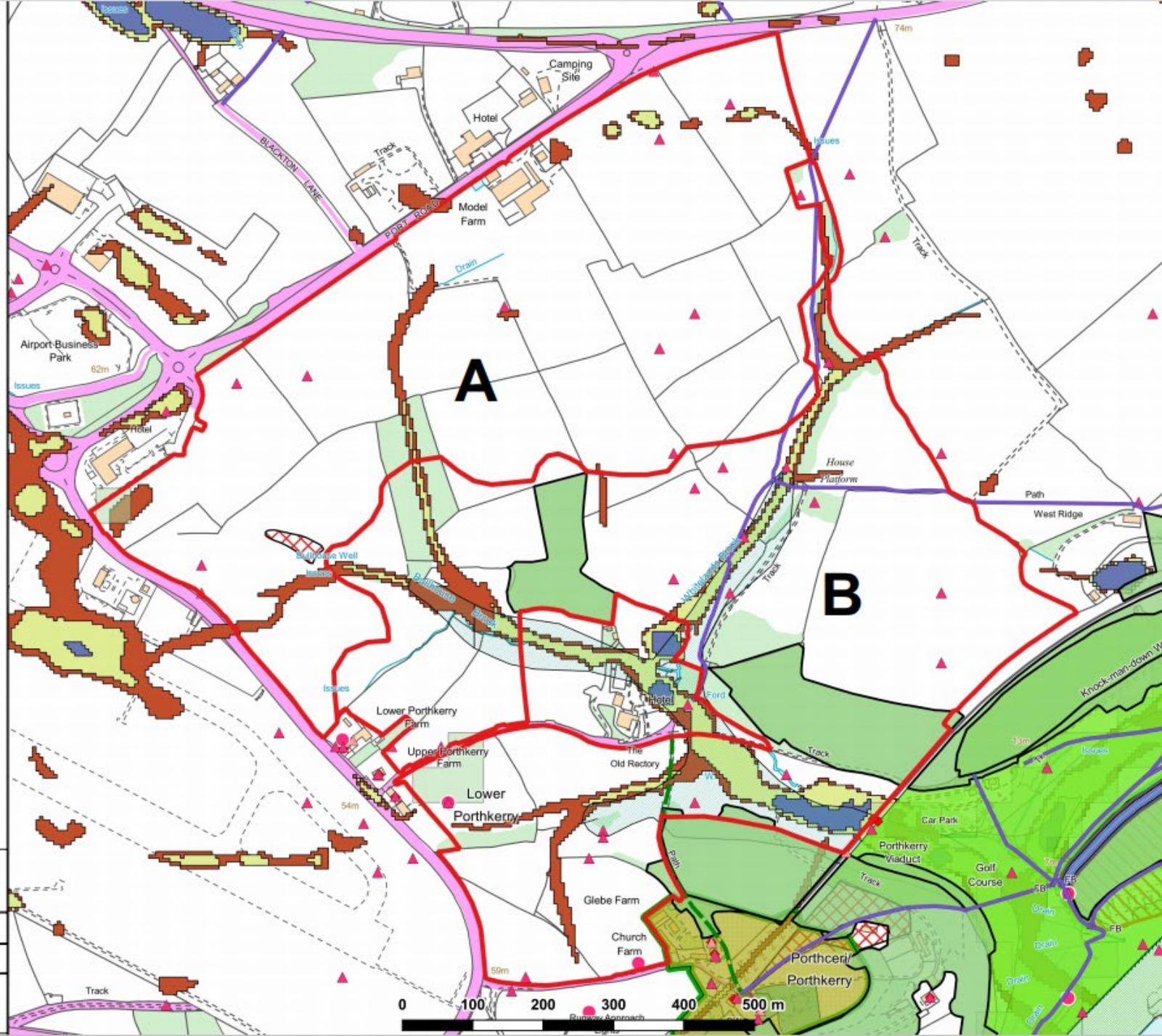


Land at Model Farm - Constraints Map

Scale 1:5,000 @ A3

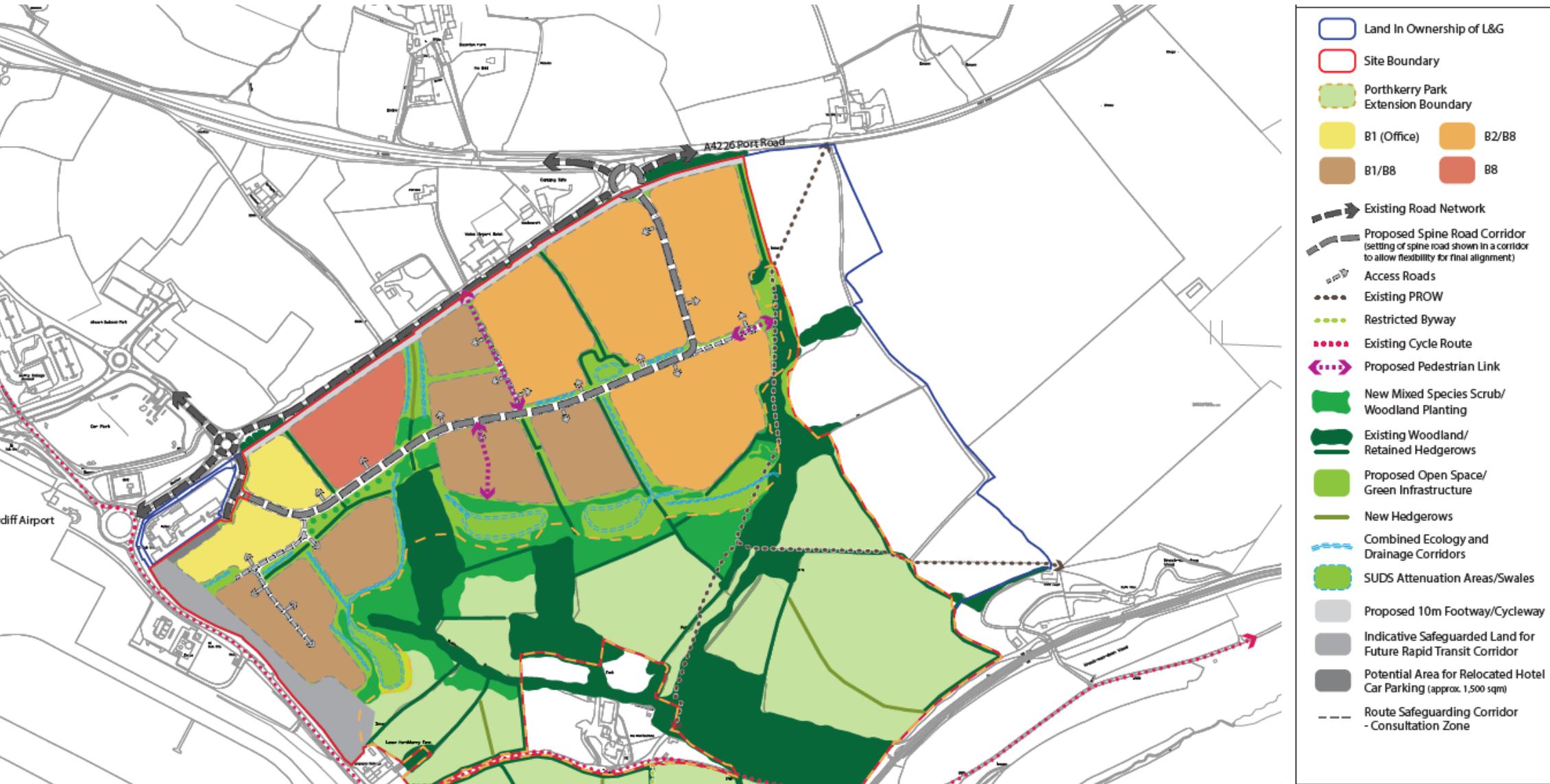
05 July 2021

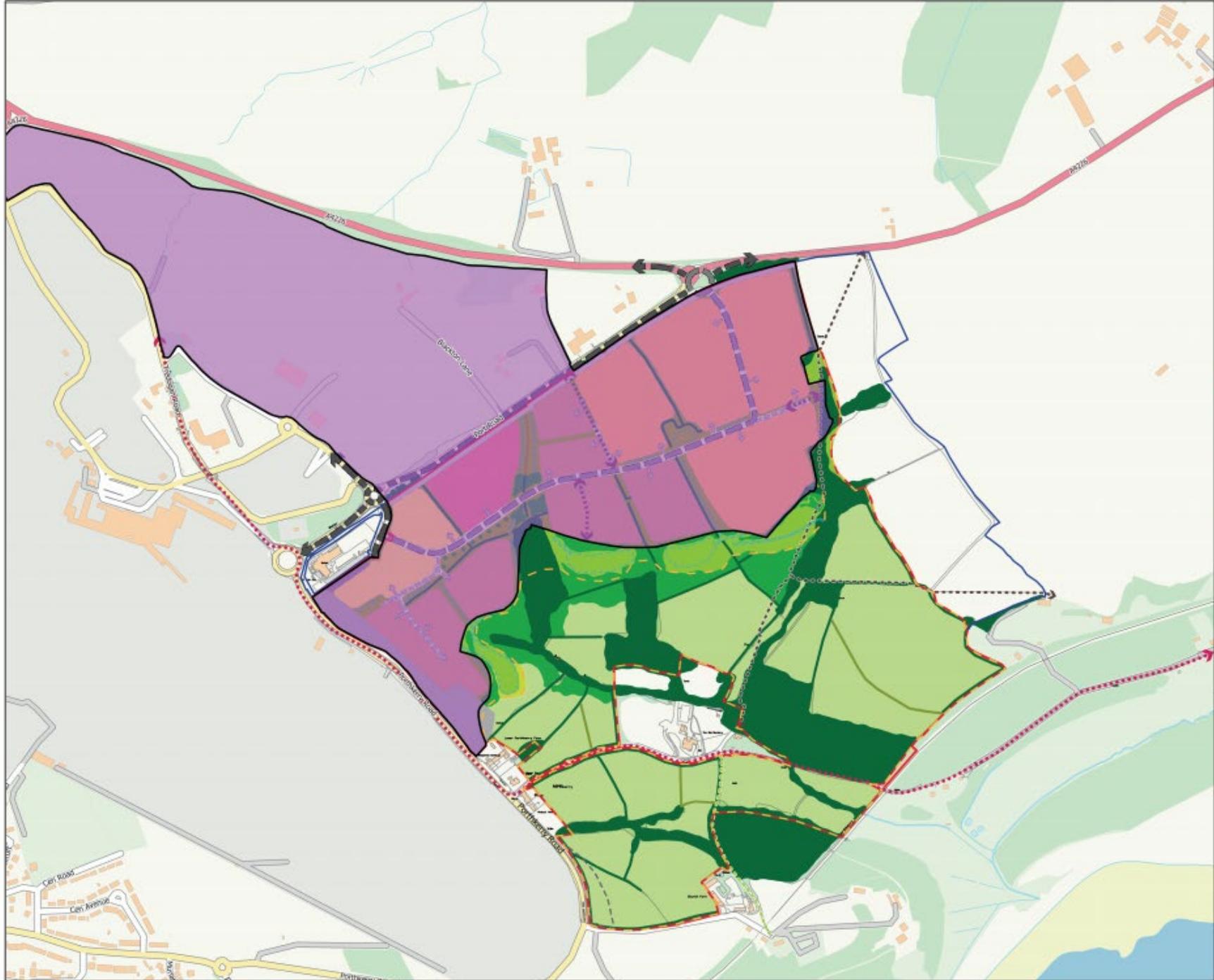
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Description of Development:

Outline planning permission for a 44.75 ha business park





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2. If required electronically it is the recipient's responsibility to print to correct scale. Only written dimensions should be used.
- Land In Ownership of L&G
 - Site Boundary
 - Porthkerry Park Extension Boundary
 - B1 (Office)
 - B2/BB
 - B1/BB
 - BB
 - Existing Road Network
 - Proposed Spine Road Corridor (setting of spine road shown in a corridor to allow flexibility for final alignment)
 - Access Roads
 - Existing PROW
 - Restricted Byway
 - Existing Cycle Route
 - Proposed Pedestrian Link
 - New Mixed Species Scrub/ Woodland Planting
 - Existing Woodland/ Retained Hedgerows
 - Proposed Open Space/ Green Infrastructure
 - New Hedgerows
 - Combined Ecology and Drainage Corridors
 - SUDS Attenuation Areas/Swales
 - Proposed 10m Footway/Cycleway
 - Indicative Safeguarded Land for Future Rapid Transit Corridor
 - Potential Area for Relocated Hotel Car Parking (approx. 1,500 sqm)
 - Route Safeguarding Corridor - Consultation Zone
 - LDP Employment

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Client: **Legal and General (Strategic Land) Ltd**

Project: **Parc Busnes Porth Cymru**

Title: **Indicative Concept Masterplan**

Status: DRAFT	Drawn By: AM/DP	PM/Checked by: HD/DP
Job Ref: JCD0064	Scale @ A2: 1:5000	Date Created: MAY 2018
Drawing Number: JCD0064-003		Rev: T

rpsgroup.com

Legend:

Site Location

Planning

Existing Open Space Provision

Public Parks and Gardens

LDP

LDP Public Open Space

VALE of GLAMORGAN



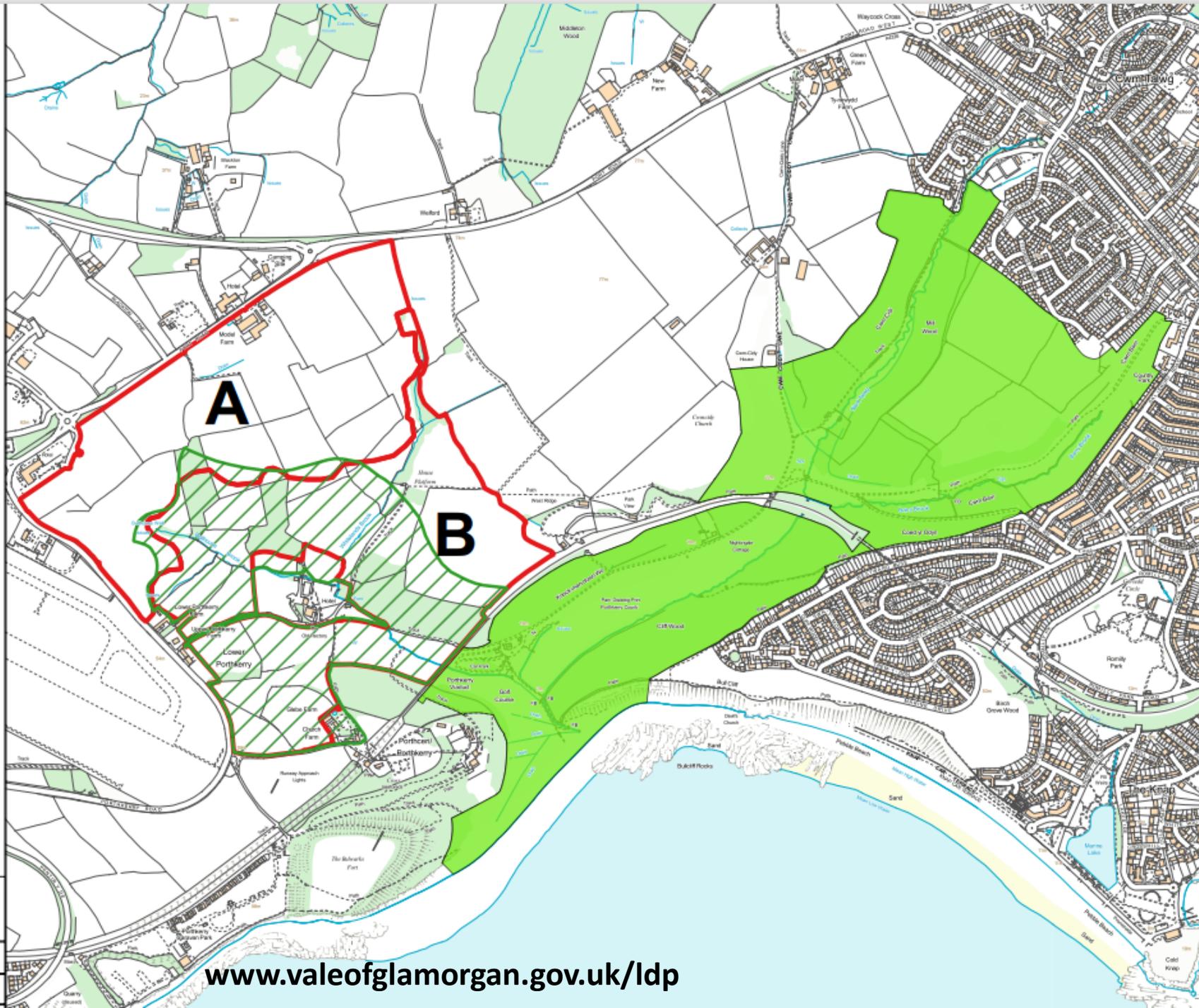
Extension to Porthkerry Country Park



Land at Model Farm - Public Open Space Provision

Scale 1:9,500 @ A3

06 July 2021



Planning Policies



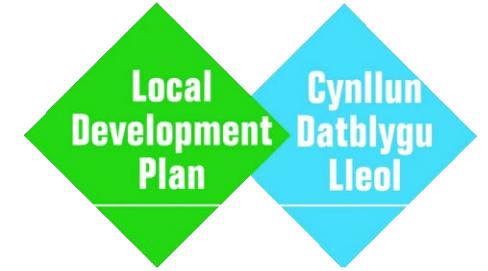
LDP allocated - Policies SP2 – Strategic Sites, MG9 – Employment Allocations & MG10 St Athan - Cardiff Airport Enterprise Zone and Policy MG28 – Public Open Space Allocations

Section 38 of The Planning and Compulsory Purchase Act 2004 requires that in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

Future Wales – the National Plan 2040:

“Cardiff Airport is an essential part of Wales’ strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation.”

Consultation Responses

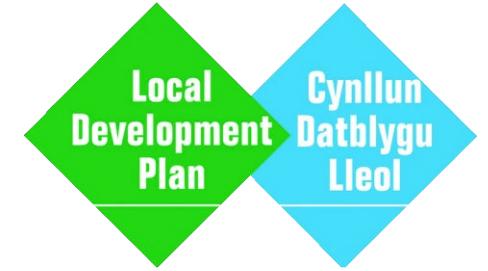


NO OBJECTION (subject to conditions) from key / statutory consultees:

Highway Authority, Public Rights of Way Officer, Drainage Section, Shared Regulatory Services (Neighbourhood Services, Environment and Air Quality), Gwent Glamorgan Archaeological Trust (GGAT), CADW (Ancient Monuments), Dwr Cymru / Welsh Water (DCWW), Ecology Officer, Parks and Grounds Maintenance, Natural Resources Wales (NRW), Western Power Distribution, Transport for Wales (TfW) and Welsh Government (Transport)

Cardiff Airport – no objection from an aerodrome physical safeguarding and National Air Traffic Services (NATS) Safeguarding perspective. Request conditions re: Wildlife Hazard Management/Birdstrike Hazard and to restrict a standalone parking facility.

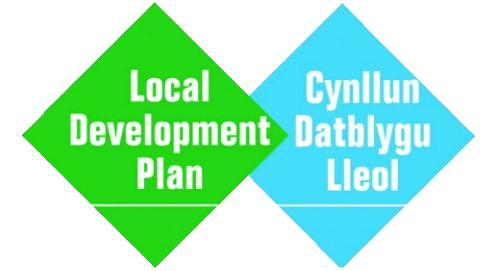
Consultation Responses



Cllr Andrew R T Davies (MS): Raised concerns with phasing, traffic, impacts on the natural environment, residents' privacy, and the business case for the development.

Barry Town Council - STRONG OBJECTION: traffic congestion, lack of a phasing, speculative development, implications for the local environment, funding and maintenance of extension of Porthkerry Park, poor linkage between pedestrian routes and cycleways in and to the proposals, loss of a productive farm, green field land, conflict with WCFG Act, reliance upon private motor vehicles.

Representations



OBJECTIONS received from approximately **543 persons** to initial public consultations undertaken in 2019. A further **471 OBJECTIONS** to the subsequent public consultations in spring 2021. Main objections:

Traffic and transportation

Loss of farmland

Heritage

Wellbeing and residential amenity

The need for the development

Visual and landscape impact

Porthkerry Park extension

Sustainability and climate change

Ecology

Drainage

Rapid Transit Corridor

Procedural Matters

Other matters e.g. detrimental impact on property values

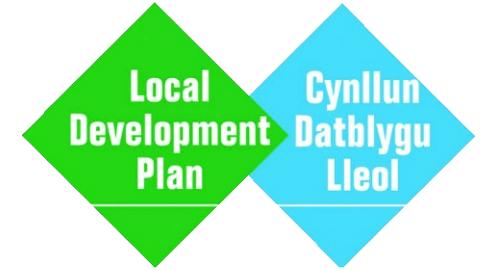
1 person stated no objection.

Key issues



- **Need for the development and proposed use – est. 3,225 net FTE jobs and £171m net additional GVA to the economy**
- **Loss of farmland and impact on tenant farm**
- **Access and Transportation - Highway impacts, Access, Active travel considerations**
- **Heritage asset impact**
- **Landscape and Visual Impact**
- **Amenity and neighbouring uses**
- **Biodiversity**
- **Trees and Woodland**
- **Drainage**
- **s106 matters & viability (LDP Policy MD 4 and SPG)**

Recommendation

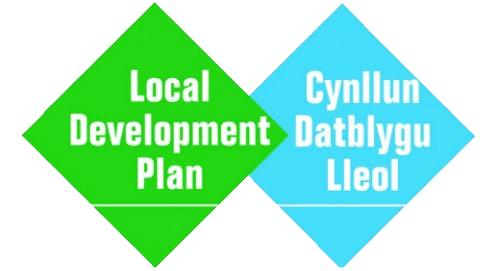


APPROVE subject to a Section 106 Legal Agreement to secure:

- 48ha extension to Porthkerry Country Park and £531,500 for facilitation, access, ecology mitigation and maintenance
- 10m wide section of land along southern side of Port Road for provision of an active travel route
- The safeguarding of land for a rapid transit corridor for 20 years (subject to detailed design within first 10 years)

Conditions: Standard (1-5), Ecology (6-8, 32), Drainage (9-12), Engineering & Access (13-15, 21, 22, 41), Heritage (16), Birdstrike (17-18), CEMP (19) , CTMP (20), Contamination (23-28), Landscaping (29-31), Lighting (33), Energy (34), Recruitment, T&D (35-36), Travel Plan (37), Active Travel (38), Uses (39-40), Public Art (42), Electric charging point parking (43).

Matters Arising



- 1. Officer Note - Amendment to Condition 5**
- 2. Additional representations from 3 members of public**
- 3. Comments from Rt. Hon. Alun Cairns MP expressing concerns of local residents**